

The image shows a large, modern office building interior. It features multiple levels with glass railings and red accents. A central staircase with metal railings connects the floors. People are seen working at desks on different levels, and some are sitting in yellow chairs. The overall atmosphere is bright and open, with large windows letting in natural light.

CREATING

# COMMUNITY SPACES

building opportunities

Gensler



# THE EVOLUTION OF THE OFFICE



## OFFICE 1.0

- Efficient lease depths for open and closed offices
- Carpet, tile ceilings and quality light fixtures
- Value based on **efficiency**, quality of finishes, like wood and stone



## OFFICE 2.0

- Exposed ceiling systems
- Concrete floors replace some carpet
- More open furniture systems
- Few private offices – none at perimeter
- Value based on **flexibility** and “cool” factor



## OFFICE 3.0

- Major BB mods such as large volumes & stadium seating
- Higher ceilings such as 12 – 15 feet
- Direct connection to outdoors
- Dedicated front doors for tenants
- Significant amenities on site
- Value based on tenant **retention**

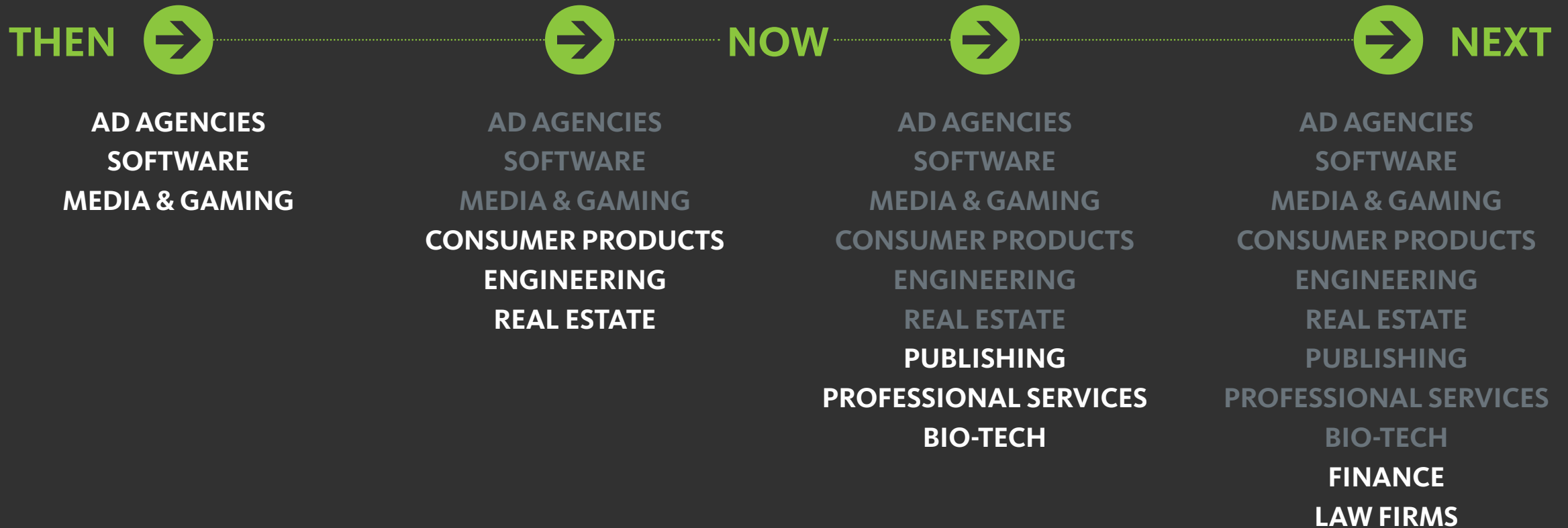
# CLIENTS WHO ARE SEEKING COMMUNITY SPACES



United Business Media



# INDUSTRIES THAT ARE **SEEKING** **COMMUNITY** SPACES





# THE MODERN WORKFORCE

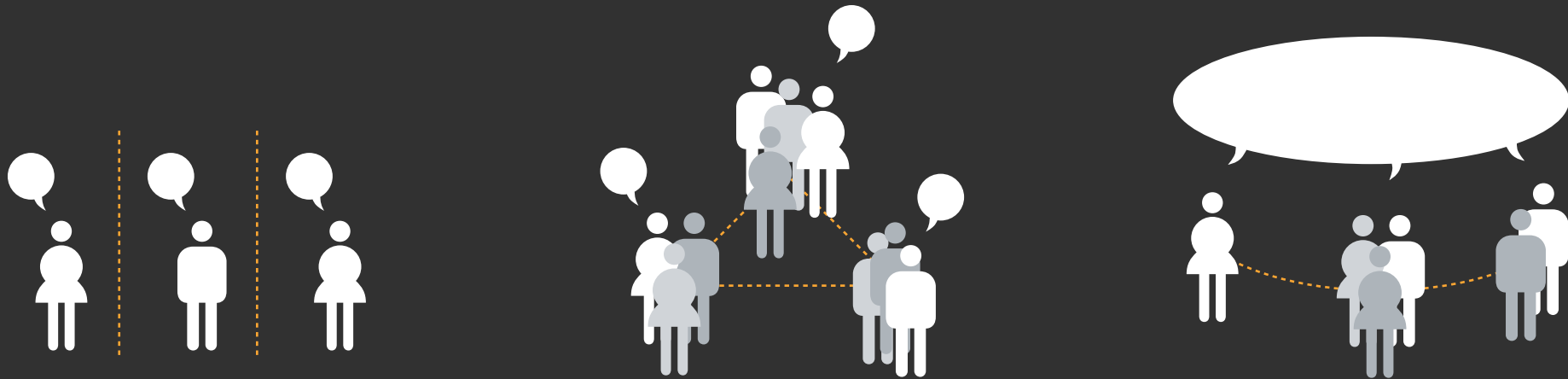
paradigm shift

individual producers to communities

of creative problem solvers



# THE NEW PARADIGM OF THE WORKFORCE



THEN

TASK-DRIVEN

HYPER-COLLABORATIVE

SHARED PURPOSE

NOW

# THE NEW PARADIGM OF THE WORKFORCE

hierarchy



community

commanding



coaching

instruction



dialogue

control



empower

employee



entrepreneur

# THE NEW PARADIGM

## OF THE COMMERCIAL OFFICE BUILDING

**“Look at me”**



**buildings that work**

**profit**



**value plus**

**grand lobby**



**activated lobby**

**fine dining**



**communal**

**sustainability**



**the livable building**



# THE NEED FOR CREATIVE SPACES

alternative environments

promote values of the new workforce

limited supply, growing demand

mainstreamable



# THE FUTURE OF OFFICE SPACE

harness individual and team creativity

serve users, not just house them

multi modal





# A HISTORY OF **WORKPLACE DESIGN** RESPONDING TO **PARADIGM SHIFTS**



**TAYLOR OFFICE**  
1880–1945



**DEMOCRATIC**  
1945–1960



**DILBERT WORLD**  
1960–1995



**NEW UNIVERSAL**  
1995–2003



**CONNECTED OFFICE**  
1998–2013



**COMMUNITY  
DRIVEN BUILDINGS**  
2013–??



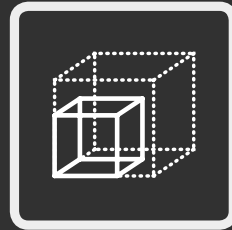
# ATTRIBUTES OF THE COMMUNITY DRIVEN BUILDING



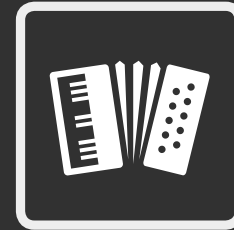
PERSONAL ENTRY.  
FRONT DOOR.



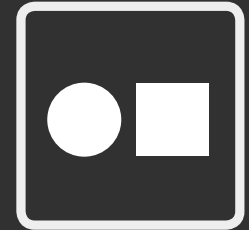
PERSONAL  
AMENITIES.



VOLUME.



EXPANDABLE.  
FLEXIBLE.



DIVERSITY.  
VARIETY.



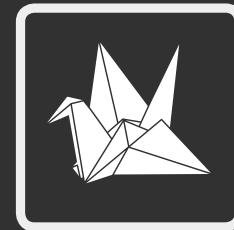
AUTHENTIC.



DOMESTIC.  
INFORMAL.



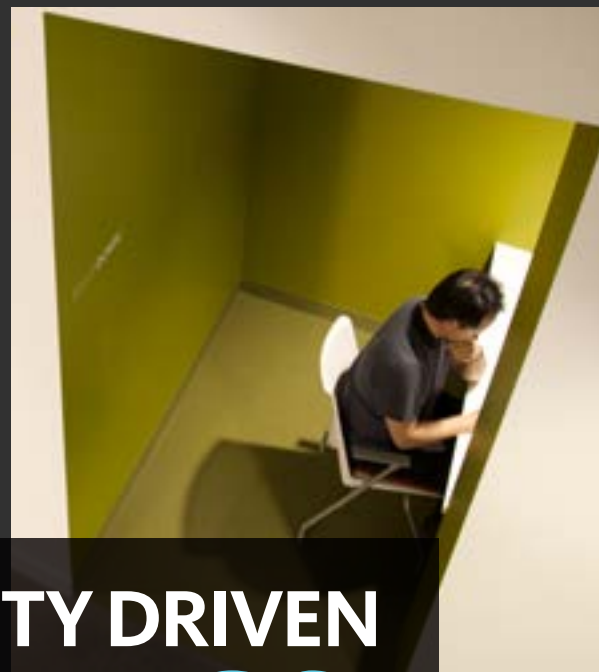
OPERABLE.  
HACKABLE.  
ADAPTABLE.



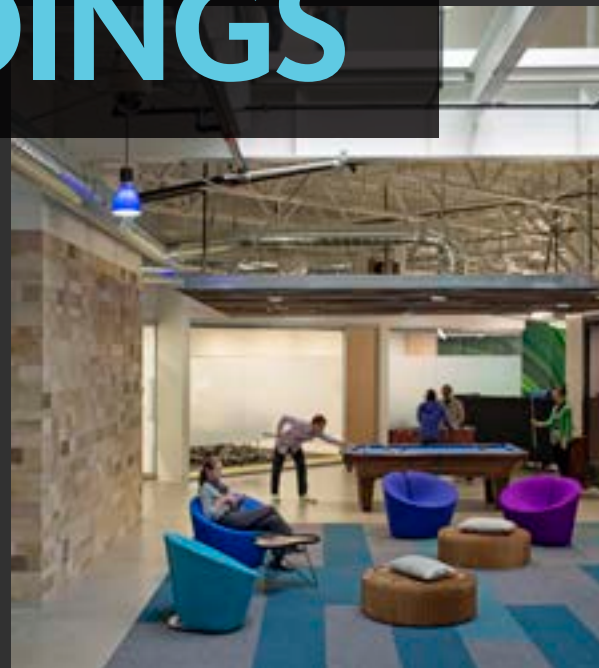
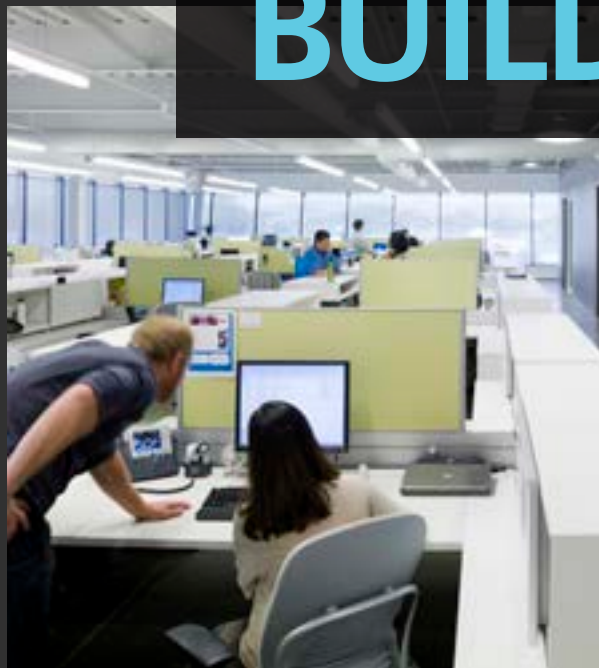
CROSS-PROGRAMMING.  
REPURPOSED.



INSPIRATIONAL.



# COMMUNITY DRIVEN BUILDINGS





*1 O'Connell Street*





# SUPPORTING TENANT NEEDS

## OVERALL

Overall, tenants saw the development of a **club-like environment** at the ground level of 1 O'Connell St as very positive

Tenants are finding their meeting styles becoming **less formal** over time

**Flexibility** is key

**The building needs 'lifting'** to be the same as it's near neighbours

## FACILITIES

**A great cafe** offering is basis to bringing people in naturally; blend the space types for best effect

Informal spaces are seen to be the most needed, similar to an **enhanced lobby** or **Qantas Lounge** style

There is only **some demand for meeting rooms** but the need for these is not a primary driver

**Event space** will find a good market

## MEMBERSHIP

We would be happy to 'pay as we go' for some **hosted services** and facilities

Needs a really good booking system and **active management**

**Don't affect our out-goings**

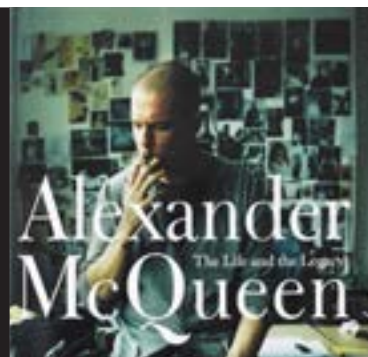
Must br **'an air of exclusivity'**



*A boundaryless destination that  
reinvents itself, driven by community  
and knowledge, to reflect and validate  
how we work today.*



*Creative*



*Classic*

*Charming*



*Comfortable*



*Warm*



*Powerful*





*Introducing*

*Introducing*

The Porter



# The Porter





# The Porter

---

The Porter is your guide to the ultimate quality collaboration experience. No matter what your spacial and technology requirements are, The Porter has the tools and variety of spaces that will perfectly support your specific needs. It is a highly curated space that is designed and managed for all types of encounters.

The Porter continuously reinvents itself with the latest collaboration settings and technology tools to remain relevant and becomes a real life example of how people are working today. The Porter is driven by knowledge and data that is directly captured by the community that inhabits it making it most intelligent, seamless and productive collaboration space of its kind.



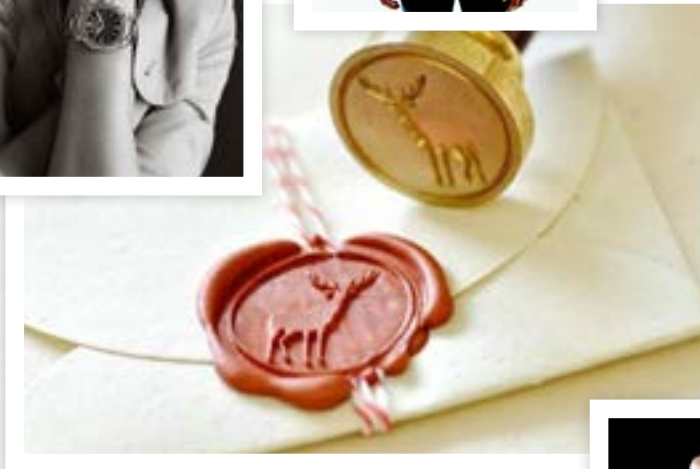
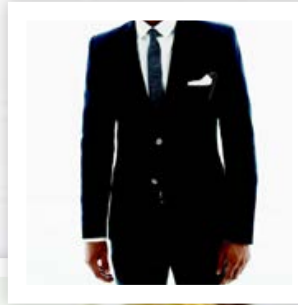
# Arrival Meet The Porter

A spacious zone to be met and greeted by The Porter. A communal bench height table that doubles as the Tech bar and the concierge desk acts as the arrival destination that is anchored by a beautiful, warm wood wall and complimented with a wood ceiling feature wall and accent pendent lighting. .

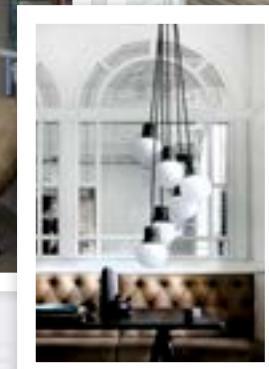
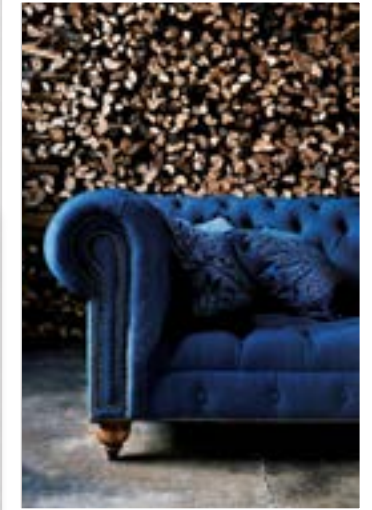
Its welcoming, activated, and enticing.

Combining the Concierge with the Tech bar sends a message that this is where collaboration happens.

A sophisticated hospitality environment that is technology enabled.





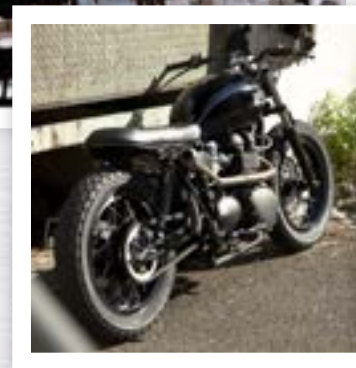


## The Lounge at The Porter

A densely populated space with a combination of lounges, chairs and booth seating. Highly accessorized to give the warmth and feeling of a beautiful residential lounge setting. Lots of woods, timbre screening and leather to give warmth and comfort and sense of belonging. Technology integrated into some of the larger lounge settings. Well integrated into the case-goods. No wires, no fuss.





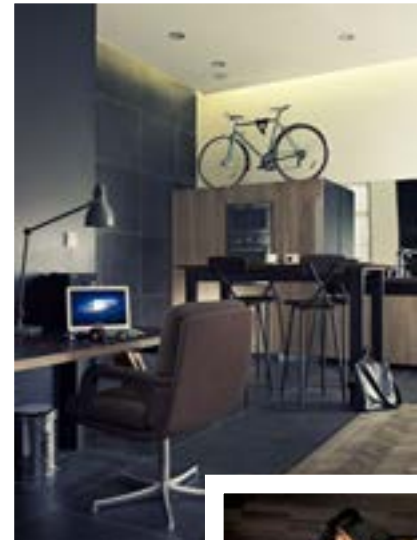


## The Café at The Porter

Aged, French Patisserie inspired. A meeting place to see friends and colleagues to have an informal chat and a coffee. A true “coffee culture” experience that is timeless, elegant and sophisticated.



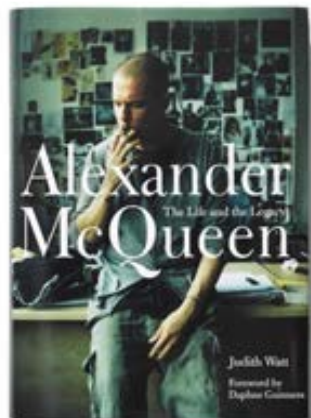




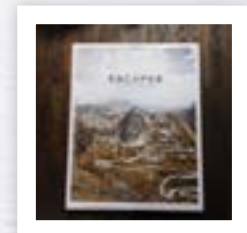
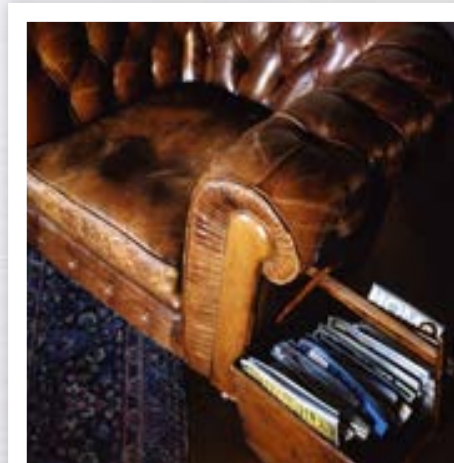
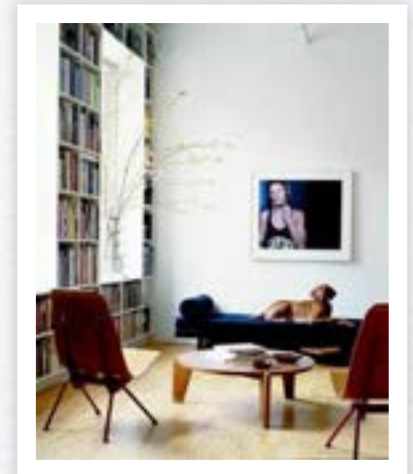
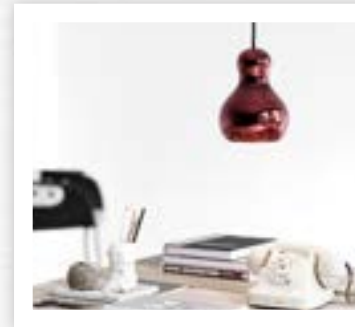
## The Studio at The Porter

The Studio is a space that inspires creativity. A place to generate ideas and roll up your sleeves. Exposed high ceilings, warm timber floorboards and industrial lighting. Display space for lots of “stuff” that sets the users mindset to active collaboration.

Communal tables with interactive projectors, movable furniture, writable wall surfaces, and lockers with chalkboard fronts to add to the “Studio” feel.







## The Library at The Porter

The hidden Gem. Warm friendly, intimate, quite. A space to retreat to for a personal touchdown as well as quite and private conversations. Lots of case-goods, books, task lighting and intimate settings with a softer palette of timber.

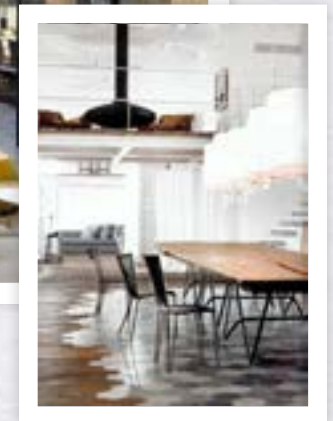




## The Atelier at The Porter

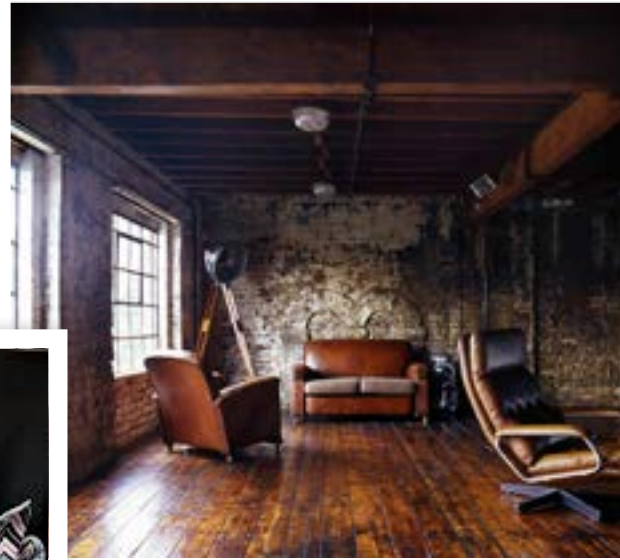
Atelier is the French word for workshop.  
“To think, create, engage and transform, is  
the magic of the Atelier”

Displayed behind a beautiful steel framed architectural facade, The Atelier displays power, strength and sophistication. Its a highly flexible room that supports collaborations of larger groups in a board room setting environment, or as a facilitated workshop. Activated with presentation technology and interactive projector and writable surfaces, this is where decisions and made. Direct access to large storage area, case good for storage, and an adjacent, enclosed VC room for 8, softened with curtains to bring a more residential feel.



# The Chairman's Lounge at The Porter

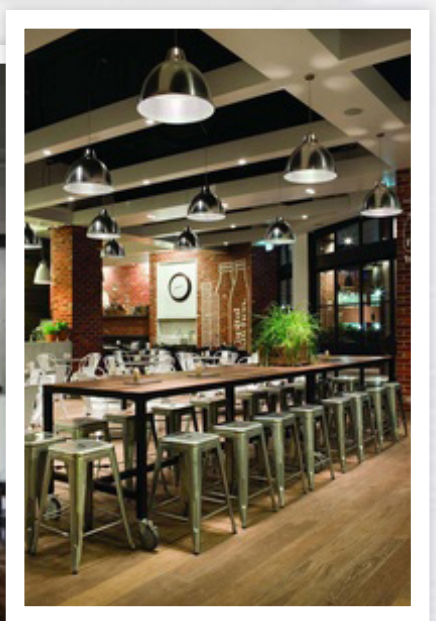
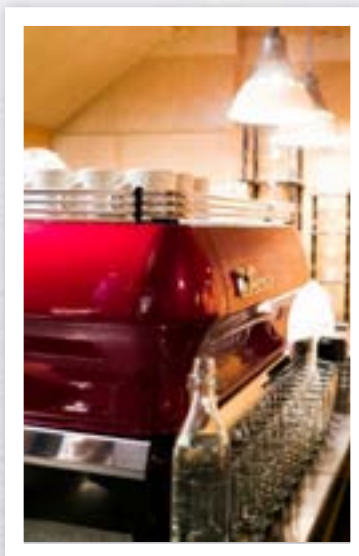
On its own raised platform to access beautiful heritage arched windows, the Chairman's Lounge Instantly gives the impression of old school wealth and power. More traditional furniture, darker woods, leather, exposed brick, solid feature lighting, cowhide on the floor, brandy glass set on sideboard. Quieter, more intimate conversations for valued guests.



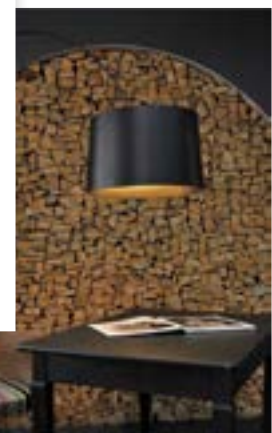


## The Kitchen at The Porter

Long communal table and seating. All the comforts of a beautiful design kitchen. A more relaxed and informal meeting space for larger groups who can meet over a meal if required. The space also doubles as Haworth staffs “home” and break out space.

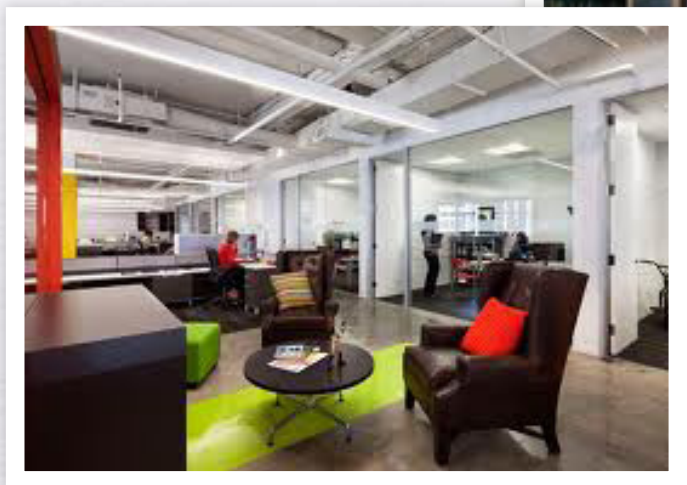






## The Chalet at The Porter

A communal meeting place by the warmth of a fire. A central piece to the club environment as a breakout space or a booked meeting space. A classic deer antler chandelier with a plush surface rug.



































The image shows a modern restaurant interior. On the right, a man in a dark suit is seated at a wooden desk, working on a laptop. Behind him is a light-colored wall with the words "The Porter" in large, gold, serif lettering. Two industrial-style pendant lights hang above the desk. To the left, a blurred figure of a person is walking through a doorway into a dining area with wooden chairs and tables. The floor is light-colored wood. The overall atmosphere is warm and sophisticated.

Thank you.